

An
Bord
Pleanála

Board Order

ABP-316042-23

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 22/1490

Appeal by Fairgreen Properties care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 15th day of February, 2023 by Kildare County Council to refuse permission.



Proposed Development: Retention permission for change of use of existing building to residential use as constructed and all associated site works. The development is within the curtilage of a protected structure at Millbrook, Naas, County Kildare.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the land-use zoning objectives for the site, as set out in the Kildare County Development Plan 2023 – 2029 and the Naas Local Area Plan 2021 - 2027, and to the nature, scale and design of the development proposed to be retained, in particular inadequate window openings and lack of private amenity space, it is considered that the retention of the residential unit would be contrary to Section 15.4.6 'House Design' of the Kildare County Development Plan 2023 – 2029 and would lead to a substandard form of residential development. The development is considered inappropriate and would set an undesirable precedent for similar type of development. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 11th day of July 2023

